

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	18/03061/RESMAJ Shaw Cum Donnington Parish Council	27 Feb 2019*	<p>Reserved matters application for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to:</p> <p>Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works).</p> <p>Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ.</p> <p>Land Adjacent To Hilltop, Oxford Road, Donnington, Newbury</p> <p>David Wilson Homes</p>
*Extension of time agreed until 25 Sept 2020			

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/03061/RESMAJ>

Recommendation Summary: To delegate to the Head of Development and Planning to **GRANT APPROVAL OF RESERVED MATTERS**

Ward Member(s): Councillor Lynne Doherty
Councillor Steve Masters

Reason for Committee Determination: Referred by the Development Control Manager to allow Members the opportunity to assess the detailed proposals arising from the outline approval of this prominent and important housing development site

Committee Site Visit:

Owing to social distancing restrictions, the option of a committee site visit is not available. Instead, a collection of photographs is available to view at the above link.

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1. Introduction

- 1.1 **Proposal summary** - This application seeks reserved matters approval for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to:
- 1.2 *Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works).*
- 1.3 The reserved matters for consideration are:
- Layout;
 - Appearance;
 - Scale; and
 - Landscaping.
- 1.4 In addition, the discharge of the following Planning Conditions of 19/00442/OUTMAJ is sought as part of this application:
- No. 4 (site wide housing mix), and
 - 5 (strategic landscaping plan).
- 1.5 **Site description** - The application site covers approx. 12 hectares of a larger site of 23 hectares of agricultural land immediately to the north of the existing urban edge of Newbury within the Parish of Shaw-cum-Donnington. The larger site is in two parcels on either side of the A339 which is a major road linking Newbury to the M4 and the A34. The application site forms the land parcel to the western side of A339 which is being progressed for residential redevelopment by David Wilson Homes. To east of the A339, this land parcel is being progressed for redevelopment by the Taylor Wimpey which is subject to a separate reserved matters application 20/00047/RESMAJ.
- 1.6 To the south is the centre of Newbury and the Vodafone headquarters. To the north is agricultural land, with the village of Donnington to the west. There is an existing public footpath (SHAW 4/1 leading into SHAW 4/4) running north to south across the site, linking the western and eastern parcels of land by way of an underpass below the A339. In the south this links with footpaths which encircle the Vodafone site, and thereby links with routes into central Newbury. Existing bus services run to the south and west of the western parcel, and provide a limited service into the centre of the town.
- 1.7 In terms of topography, the site is situated on the lower slopes north of the Lambourn Valley, occupying the mouth of a dry river valley. The site has an undulating landform, with the valley bottom towards the centre and steeper slopes on the western edges. This includes up to 10m levels changes from the western boundary down to the A339 road level within the central part of the site. The relatively flat land of the valley floor and floodplain of the river Lambourn Valley extends to the south, with the southern part of the side changing in level by approx. 2m down to Love Lane. The A339 cuts across the eastern boundary of the site north-south which forms a cutting along this boundary.

- 1.8 **Background** – This application site forms the western parcel of the wider 23.1 hectare site which was subject to outline application reference 14/02480/OUTMAJ for mixed used development comprising the following components:
- Up to 401 dwellings on 11.35ha of land
 - A 400m² local centre (Use Classes A1/A2/D1/D2, no more than 200m² of A1) on 0.29ha of land,
 - One form entry primary school site on 1.71ha of land,
 - Associated public open space, landscaping and associated highway works.
- 1.9 The application was in outline form with the only matter for determination relating to 'access'. All other matters relating to appearance, scale, layout and landscaping were to be reserved for consideration at a later stage.
- 1.10 The application was refused planning permission on 26 November 2015 and subsequently allowed under appeal decision reference APP/W0340/W/16/3143214 on 20 March 2017. The decision was subject to a legal agreement to ensure the provision of new local centre, new school, affordable housing, highways matters and ecological mitigation, and 32 planning conditions which covered a range of matters.
- 1.11 Condition 1 required the site to be redeveloped in accordance with the approved access plans and a number of key development parameters. The access plans showed:
- Main access from A339 via new arm to the Vodafone roundabout
 - Access for buses, emergency vehicles and visitors to the primary school from Love Lane.
 - Pedestrian/cycle link to Love Lane and Oxford Road/Whitefield Cottages
- 1.12 The development parameters plans related to:
- Land Use – which showed the broad areas of housing, school, local centre, open space and strategic access roads.
 - Density Parameters – which set out areas of lower (up to 30dph), medium (up to 35 dph) and higher density (up to 45dph) across the site.
 - Building Heights Parameters – this provided restrictions on development height across the site including areas of up to 2-storey (9m ridge), up to 2.5 storeys (10m ridge) and up to 3 storeys (10.5m)
 - Movement & Access Parameters – this showed the main site access, bus and emergency access to Love Lane, pedestrian/cycle access to Love Lane and Oxford Road/Whitefield Cottages, retained public rights of ways (which included linking the western and eastern parcels of land through an underpass below the A339 and road hierarchy
 - Landscaping Parameters – this showed broad areas of public open space, landscape corridors/buffers, existing trees, allotments (660m²) and children's play areas (LEAPs and LAPs).
 - Drainage Parameters – this showed approx. areas for surface water drainage attenuation across the site
- 1.13 Condition 2 required the development to be carried out in accordance with a phasing plan which shall show the phases in which development would be delivered as part of the first reserved matters submission.
- 1.14 Condition 4 required details of the housing mix including tenure and type of units as part of the first reserved matters submission.

- 1.15 Condition 5 required the submission of a strategic landscaping plan as part of the first reserved matters submission.
- 1.16 Other relevant considerations are discussed further below.

Application reference 19/00442/OUTMAJ

- 1.17 The above scheme (allowed under appeal decision APP/W0340/W/16/3143214) was subsequently amended under application 19/00442/OUTMAJ in order to respond to the constraints of the site such as oil pipelines, site levels, drainage, highways design standards (including revised drop areas for school children), amongst other technical requirements, which involved minor changes to the development parameters plans approved under condition 1.
- 1.18 Changes were also required to the associated legal agreement to improve the deliverability of the school such as revised triggers for payment of school funds and site handover. It is noted that the applicant has exercised their option to make a financial contribution to the Council to deliver the school instead of delivering the school themselves. This means the Council will be responsible for the procurement of the new school.
- 1.19 **Proposal details** – Reserved matters approval is sought for 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ dated 25 June 2020 which allowed for up to 401 dwellings across the eastern and western parcels of the wider site. A separate reserved matters application for the balance of 179 dwellings is sought under application 20/00047/RESMAJ for the eastern parcel of land.
- 1.20 The reserved matters for consideration relate to appearance, landscaping, layout and scale for 222 dwellings (including 89 affordable housing units) as described further below. Other elements of the outline planning permission relating to the details of the new local centre and new primary school are not for consideration as part of this reserved matters application. However it is recognised as part of the development phasing plan approved under application reference 18/03020/COND1 that this reserved matters application covers Phases 1 – 4 and the school and Local Centre are in Phases 5 and 6 respectively.
- 1.21 The supporting plans to this reserved matters submission show the following:

Layout

- 1.22 The proposed layout shows 222 dwellings comprising a mixture of 1 to 4 bedroom properties of which 89 would be affordable units (including shared ownership and social rented) which are distributed throughout the site. The layout plan shows the proposed housing largely within perimeter blocks with small sections of linear form development. Public open space is provided around the boundaries of the site and within pockets through the development including LEAP, LAP and allotments.
- 1.23 Access was approved at the outline stage therefore the proposed layout shows main access from the A339 roundabout. A street hierarchy is provided a main spine road from the A339 access off which secondary streets are provided. Shared private driveways branch off from the secondary streets. Pedestrian/cycle links are shown to Love Lane, Oxford Road and through A339 underpass.
- 1.24 Access for buses and emergency vehicles is from Love Lane. The access would include a 'bus gate' to prevent Donnington and the development becoming a vehicular shortcut to the A339. To the south of the gate would be a school drop off area for vehicles coming from Love Lane (approx. 12 car parking spaces). To the north of the bus gate, for vehicles coming from the main housing areas or from the A339 to the

school, approx. 30 car parking spaces are provided along the access and to the northern boundary of the school site. The layout plan shows a bus route loop that travels around the centre of the site (including around the local centre) then back to Love Lane.

- 1.25 In relation to the A339 underpass/subway, the road layout has been re-aligned to allow clear views through the subway from the road. Apartments and houses around the A339 underpass have habitable room windows that face the underpass.

Proposed Housing Mix

- 1.26 As part of this submission, the discharge of Planning Conditions no 4 (site wide housing mix) of planning permission reference 19/00442/OUTMAJ is also sought. Table below shows the wider housing mix for both the western and eastern parcels of land (left hand table), the housing mix for this application site, the western parcel (middle table) and the housing mix for the eastern parcel (right hand table) which is subject to the separate reserved matters application 20/00047/RESMAJ.

Site : Entire Site, Land adjacent to Hilltop, Oxford Road, Donnington, Newbury				Site : DWH Western Parcel, land adjacent to Hilltop, Oxford Road, Donnington, Newbury				Site : Eastern, Land adjacent to Hilltop, Oxford Road, Donnington, Newbury.			
PRIVATE				PRIVATE				PRIVATE			
HOUSE TYPE	BEDS	NO.		Dwellings	BEDS	NO.	%	HOUSE TYPE	BEDS	NO.	%
Two Bed Dwellings	2	15		Two Bed Dwellings	2	8	6%	Two Bed Dwellings	2	7	6%
Three Bed Dwellings	3	52		Three Bed Dwellings	3	29	22%	Three Bed Dwellings	3	23	21%
Four Bed Dwellings	4	125		Four Bed Dwellings	4	69	52%	Four Bed Dwellings	4	56	52%
Five Bed Dwellings	5	49		Five Bed Dwellings	5	27	20%	Five Bed Dwellings	5	22	20%
TOTAL PRIVATE		241		TOTAL PRIVATE		133	60%	TOTAL PRIVATE		108	60%
Affordable Rent				Affordable Rent				Affordable Rent			
HOUSETYPE	BEDS	NO.		HOUSETYPE	BEDS	NO.	%	HOUSETYPE	BEDS	NO.	%
One bedroom dwellings	1	48		One bedroom dwellings	1	27	30%	One bedroom dwellings	1	21	30%
Two Bed Dwellings	2	26		Two Bed Dwellings	2	14	16%	Two Bed Dwellings	2	12	17%
Three Bed Dwellings	3	31		Three Bed Dwellings	3	17	19%	Three Bed Dwellings	3	14	20%
Four Bed Dwellings	4	7		Four Bed Dwellings	4	4	4%	Four Bed Dwellings	4	3	4%
Total Rent		112		Total Rent		62	28%	Total Rent		50	28%
Shared Ownership				Shared Ownership				Shared Ownership			
HOUSETYPE	BEDS	NO.		HOUSETYPE	BEDS	NO.	%	HOUSETYPE	BEDS	NO.	%
Two Bed Dwellings	2	22		Two Bed Dwellings	2	13	15%	Two Bed Dwellings	2	9	13%
Three Bed Dwellings	3	26		Three Bed Dwellings	3	14	16%	Three Bed Dwellings	3	12	17%
Total Shared Ownership		48		Total Shared Ownership		27	12%	Total Shared Ownership		21	12%
TOTAL AFFORDABLE		160		TOTAL AFFORDABLE		89	40%	TOTAL AFFORDABLE		71	40%
GRAND TOTAL		401		GRAND TOTAL		222		GRAND TOTAL		179	

1.27

Appearance

- 1.28 The supporting plans show a mixture house types, design and materials. The house designs include detached, semi-detached, terrace and apartments. The architectural details include features such gable fronts, hipped roofs, dormers, bay windows, dentilated brick eaves detailing, brick soldier courses above windows and external window cills, recessed porches, traditional door canopies, Georgian style front door surrounds, variation in fenestration and juliet balconies.
- 1.29 The proposed external materials include facing brick with combinations of yellow (sandel wood yellow multi) and red (caldera red multi and sienna red). The roof tiles include cottage red (Russell Lothian), anthracite (Russell Moray), brown (Russell Lothian Peat). The block pavers include red and yellow colours. The boundary treatments include a mixture of brick walls in different brick types, timber close boarded fencing, metal railings, acoustic timber fences, post and rail fencing.

Scale

- 1.30 The supporting plans show the proposed housing would be largely 2-storey (up to 9m ridge) with some limited 2.5 (up to 10m) and 3 storey units (up to 10.5m ridge). There are a variety of housing sizes within the site ranging from 50m² to 232m².

Landscaping

- 1.31 As part of this submission, the discharge of Planning Condition no 5 (strategic landscaping plan) of planning permission reference 19/00442/OUTMAJ is sought. In this regard, a supporting landscape framework plan is provided which shows existing trees, hedgerows and woodland to be retained, new structural planting, native hedgerows & hedgerow trees and landscape buffer tree mix to site boundaries and the edges of the development parcels.
- 1.32 The following key elements are incorporated into the strategic landscape buffer planting and retained vegetation:
- Tree and woodland buffer planting along the A339;
 - Woodland buffer alongside the northern boundary, east of the A339;
 - Landscape buffer to the northern boundary, west of the A339;
 - Tree and understorey buffer planting along the western edge of development, east of Oxford Road. Sloping land to the west of the site to be retained as grassland; and
 - Tree and woodland buffer planting to the eastern edge of the developed area.
- 1.33 The Landscape Framework plans also provide species mixes for the Landscape Buffer Tree Mix, Native Hedgerows and Hedgerow Trees, as well as trees to open spaces and internal streets.
- 1.34 Detailed soft and hard landscaping plans are provided which show the open space being arranged towards the outer edges of the site, with areas of open space provided within the housing areas including to the north of the school land which contains an oil pipeline easement. Existing trees and hedgerows are largely retained and incorporated within the open space. Substantial new tree planting is located across the scheme especially along the site boundaries and within areas of the public space including the LEAPs and LAP.
- 1.35 The soft landscaping includes proposed trees, hedgerows (native, ornamental), woodland planting, shrubs (ornamental and specimen), landscape buffers mix, varieties of grass. The plans show street trees planting throughout the scheme, green verges and soft landscaping around car parking areas.
- 1.36 The hard landscaping materials, corresponding to the different element of the scheme including adoptable highway, car parking areas, private driveways, pedestrian footpaths, spine loop road, parking courts, propose a variety of materials including tarmac, herringbone block paving (brindle and bracken colours), tactile paving (buff) and hoggin paths.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
20/02032/COND6	Approval of details relating to Phases 1-4 of the development, as set out in the	Pending consideration at the time of writing this report

	<p>approved phasing plan for conditions: (10) Construction Method Statement, (11) Ground and floor levels, (20) Arboricultural Measures, (21) Construction Environmental Management Plan, (22) Lighting Design Strategy, (23) Landscape and Ecology, (24) Natural England and Thames Water, (27) SuDS, (28) Foul Drainage Strategy, (31) External Noise and (33) Contaminated Land</p> <p>Condition. Condition 14 - A339 Underpass of Approved Application 14/02480/OUTMAJ to be fully discharged.</p>	
20/01944/COND5	<p>Application for approval of details reserved by conditions (20) arboricultural method statement and (31) noise of approved 14/02480/OUTMAJ - Outline application for mixed use scheme on 23.1ha of land, comprising up to 401 dwellings on 11.35ha of land. A 400m2 local centre (Use Classes A1/A2/D1/D2 - no more than 200m2 of A1) on 0.29ha of land, one form entry primary school site on 1.71ha of land, public open space, landscaping and associated highway works. Matters to be considered: Access.</p>	<p>Pending consideration at the time of writing this report</p> <p>This relates to the site known as the 'eastern' parcel of land with the applicant being Taylor Wimpey</p>
20/01097/COND4	<p>Application for approval of details reserved by Condition 10 'construction method statement', 21 'construction environmental management plan', 22 'lighting design strategy for biodiversity' and 23 'landscape and ecological management plan' of appeal reference APP/W0340/W/16/3143214 (14/02480/OUTMAJ).</p>	<p>Pending consideration at the time of writing this report</p> <p>This relates to the site known as the 'eastern' parcel of land with the applicant being Taylor Wimpey</p>
20/00703/RESMAJ	<p>Approval of reserved matters application for phase development of 179 dwellings following approval of outline application 14/02480/OUTMAJ (APP/W0340/W/16/3143214).</p>	<p>Pending consideration at the time of writing this report</p> <p>This relates to the site known as the 'eastern'</p>

	<p>Matters to be considered: Appearance, Landscaping, Layout and Scale.</p>	<p>parcel of land with the applicant being Taylor Wimpey that is the subject of a separate reserved matters application (20/00047/RESMAJ).</p> <p>It is understood this duplicate application was submitted by the applicant to comply with time limits for the submission of reserved matters applications under the outline planning permission.</p> <p>This application will be withdrawn on the successful conclusion of reserved matters application 20/00047/RESMAJ.</p>
20/00655/RESMAJ	<p>Approval of reserved matters application for phased development of 222 dwellings pursuant to planning application 19/00442/OUTMAJ which relates to Section 73: Variation of Condition 1 (Approved Plans) of planning application 14/02480/OUTMAJ allowed under appeal reference APP/W0340/W/16/3143214 for a mixed use scheme on 23.1 ha of land, comprising up to 401 dwellings on 11.35 ha of land.</p> <p>A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 ha of land, a one form entry primary school site on 1.7 ha of land, public open space, landscaping and associated highway works. Matters to be considered: Appearance, Landscaping, Layout and Scale.</p>	<p>Pending consideration at the time of writing this report.</p> <p>This relates to application site known as the 'western' parcel of land and same applicant (David Wilson Homes) that is the subject of this reserved matters application committee report (18/03061/RESMAJ).</p> <p>It is understood this duplicate application was submitted by the applicant to comply with time limits for the submission of reserved matters applications under the outline planning permission.</p> <p>This application will be withdrawn on the successful conclusion of reserved matters application</p> <p>18/03061/RESMAJ</p>

20/00162/COND3	Application for approval of details reserved by Condition 18 - Archaeological Scheme of investigation of appeal reference APP/W0340/W/16/3143214 (14/02480/OUTMAJ).	Approved on 10 February 2020
20/00047/RESMAJ	Reserved matters application for phased development of 179 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works). Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ.	<p>Pending consideration at the time of writing this report</p> <p>The site is known as the 'eastern' parcel of land with the applicant being 'Taylor Wimpey'.</p> <p>This application is for consideration as separate item on this same planning committee agenda</p>
19/00442/OUTMAJ	Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 Outline application for mixed use scheme on 23.1ha of land, comprising up to 401 dwellings on 11.35ha of land. A 400m2 local centre (Use Classes A1/A2/D1/D2 - no more than 200m2 of A1) on 0.29ha of land, one form entry primary school site on 1.71ha of land, public open space, landscaping and	Approved on 25 June 2020

	associated highway works. Matters to be considered: Access.	
14/02480/OUTMAJ	Outline application for mixed use scheme on 23.1ha of land, comprising up to 401 dwellings on 11.35ha of land. A 400m ² local centre (Use Classes A1/A2/D1/D2, no more than 200m ² of A1) on 0.29ha of land, one form entry primary school site on 1.71ha of land, public open space, landscaping and associated highway works. Matters to be considered: Access.	Refused planning permission on 26 November 2015 and subsequently allowed on appeal reference APP/W0340/W/16/3143214 on 20 March 2017.
19/00178/COND2	Application for approval of details reserved by Condition 18 Archaeological Scheme of investigation of appeal reference APPW0340W163143214 (14/02480/OUTMAJ). Approved on 30 January 2019.	Approved on 30 January 2019.
18/03402/NONMAT	Proposed non-material amendment to planning permission reference 14/02480/OUTMAJ relating to an outline application for mixed use scheme on 23.1ha of land, comprising up to 401 dwellings on 11.35ha of land. A 400m ² local centre (Use Classes A1/A2/D1/D2 - no more than 200m ² of A1) on 0.29ha of land, one form entry primary school site on 1.71ha of land, public open space, landscaping and associated highway works with matters to be considered (Access), allowed on appeal on the 20 March 2017 under appeal decision reference APP/W0340/W/16/3143214 to amend the proposed eastern access plan listed under conditions 1 and 13.	Approved on 31 January 2019
18/03020/COND1	Application for approval of details reserved by Condition (2) Phasing Plan of allowed on appeal planning permission/ 14/02480/OUTMAJ	Approved on 08 February 2019
19/00849/ADV	Proposed 2800mm x 1900mm advertising sign board.	Approved on 15 May 2019.

3. Procedural Matters

- 3.1 The application has been screened in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, which concluded that the proposed development is not “EIA development” and therefore an Environmental Statement is not required.
- 3.2 The application has been publicised in accordance with the legal requirements of the Town and Country Planning (Development Management Procedure) Order 2015, and the Council’s Statement of Community Involvement. This has involved the display of site notices and press notices within the Newbury Weekly News.
- 3.3 A summary of the neighbour consultations is provided below:
- 25/08/2020 – Neighbours (all contributors consulted). The Parish Council also consulted.
 - 12/07/2020 – Site notices erected around the site.
 - 02/07/2020 – Neighbours (all contributors consulted). The Parish Council consulted.
 - 17/02/2020 – Neighbours (all contributors consulted) and site notices erected around the site. The Parish Council consulted.
 - 30/08/2019 – Neighbours (all contributors consulted) and site notices erected around the site. The Parish Council consulted.
 - 20/05/2019 – Site notice erected around the site. The Parish Council consulted.
 - 28/12/2018 – Site notices erected around the site. The Parish Council consulted.
- 3.4 The proposed development would create new residential floor space that would be liable to CIL payments in accordance with the Councils CIL Charging Schedule.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council’s website, using the link at the start of this report.

Shaw Cum Donnington Parish Council	Objection for the following reasons (summarised by officers) <ul style="list-style-type: none">• Adverse impact on highway safety on the local highways infrastructure (including Love Lane and Oxford Road, amongst others) from increased traffic generation and on-street parking demand from the proposed use taking into account cumulative impacts with existing schools and proposed construction traffic. These issues being compounded by existing flooding on roads, Thames Water infrastructure works, highway’s related
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	<p>access/improvements/construction works and lack of mitigation such as alternative temporary site access into the site that would minimise impact on the Love Lane.</p> <ul style="list-style-type: none"> • Insufficient drop off and car parking areas to serve the new school within the site. • Insufficient information on the length of construction works and potential disruption. The PC acknowledge the development must proceed. However, plans for the development areas affecting Love Lane are at significant cost to residents, school children and all those who must use this road. • The PC indicate due to the impact on the parish as a whole during the construction phase that the developer consult them with regard to the contractor's schedule of movements. • The appeal decision considered the complete site therefore a new application should come forward that provides details of all of the interrelated elements of the site, i.e. school (including its delivery to ensure it serves the community), local centre (including details of the developer), east and west parcels of housing similar to the approach taken to the Sandleford Housing Allocation. • The PC seeks to ensure that funding is secured (as per the outline permission) to implement the bus service within the agreed timeframe, and that the bus route and timetable will be agreed between West Berkshire Council and the Parish Council, for the benefit of both existing and new residents on both sides of the A339. • The PC request consultation in the preparation of the construction management statement (details required via planning condition) to minimise the impact on the highway, public safety and local amenity - insert informative note? • The PC request sufficient infrastructure e.g. water and potable water is provided to serve the development and that all service providers liaise with the Parish Council and residents before connection works commence - insert informative note? • The PC invite the developers to consider alternative locations for the local centre including focusing funding around the existing village hall with associated expanded infrastructure which attract new facilities e.g. pharmacy, retail and café which do not exist now. • A police approved CCTV scheme, secured via planning condition should be implemented at the A339 underpass. • The scheme includes insufficient allotment provision (660m2 proposed) to meet the needs of the development in terms of number and total area. Furthermore, the sloping terrain makes them unsafe. A higher requirement of
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	<p>1580m2, in more a suitable configuration with safe boundary treatment and disabled access, is required to meet the expected need (or 660m2 is provided with this application site and a further 990m2 on the parcel of land east of the A339 <'Taylor Wimpey Scheme'>. The proposal therefore does meet the social and environmental objectives of relevant planning policy and guidance and cannot constitute sustainable development. This means it should be refused unless this issue is addressed satisfactorily.</p> <ul style="list-style-type: none"> • Insufficient infrastructure to support the rapid population increase as a result of the proposed development with the existing village hall at capacity, and the local centre not yet coming forward or including community facilities. • The proposed bus gate and bollards will divide the parish and they are also inadequate and will break down over time. • Inadequate linkages between the western and eastern parcels of land especially via car. • In light of the above, the proposal does not improve the social, economic and environmental well-being of the area and therefore does not amount to sustainable development contrary to relevant development plan planning policies and guidance. <p>Other comments</p> <ul style="list-style-type: none"> • Financial help should be provided to convert the existing school into an additional Community Hub. • Provision should be made for controllable parking near Love Lane on the development land. • Opening of car access to the Oxford Road at the north-west corner of the site. • Provision of a proper car tunnel under the A339 joining the eastern and western estates to reduce the acute isolation of the eastern area.
Speen Parish Council	No comments
Cold Ash Parish Council	No comment
Newbury Parish Council	<p>Objection/comments:</p> <ol style="list-style-type: none"> 1) There is a lack of amenity space and trees 2) No cycling access/routes in the development 3) Members support the comments and observations made by Shaw Cum Donnington Parish Council 3) Members supported the concerns made by the CCG
WBC Highways:	No objection in principle, school drop off areas are acceptable, support police comments regarding the under pass and CCTV,

	construction management plan is acceptable, bus gate details required via planning condition, minor layout changes required to provide 3 car parking spaces for plots 1, 2, 23 and 26 and apartments, 2m margins required for plots 8 and 17, access road for plots 138 to 143 should be designed to adoptable standard – Further updates to be provided.
WBC Waste Management	No comments
WBC Environmental Health	No objection
WBC Drainage (SUDS)	Request further drainage information but not this would be subject to a separate discharge of conditions application under outline condition no.27
Environment Agency	No comments
WBC Education	No objection
WBC PROW	No objection
Ramblers Association	No comments
WBC Ecology	No comments
WBC Affordable Housing Officer	No objection
Natural England	No objection
WBC Planning Policy Team	No comments
CLH Pipeline System	Proposal affects CLH-PS's apparatus. Developer advised to contact CLH Pipeline to agree works consent order.
WBC Landscape	No objection
WBC Parks and Leisure	No comments
WBC Conservation	No comments
Thames Water	No objection
Police Design Advisor	No objection but request further details on LEAP/LAP boundary treatment, lighting, landscaping and seating, and implementation of secured by design measures. Satisfactory surveillance of the subway/A339 underpass including CCTV needs to be ensured.

RB Fire and Rescue	No objection
BBOWT Wildlife Trust	No comments
WBC Archaeology	No objection - no further archaeological investigation is required on the western side of the A339 so these latest amended plans will not have any archaeological impact.
WB SPOKES	No objection – need to ensure eastern and western land parcels linked by cycle route through the A339 under pass and need to ensure satisfactory cycle storage provided

Public representations

- 4.2 5 letters of objection have been received (including one on behalf of St Mary's Church, Shaw cum Donnington)
- 4.3 The full responses may be viewed with the application documents on the Council's website using the link at the start of this report. In summary, the following issues/points have been raised:
- Lack of information on location, materials and height of the boundary to proposed pedestrian/cycle next to 8 Link View which would adversely impact on amenity of occupiers of 8 Link View by way of loss of privacy and security, as anyone using this walkway will be able to see directly into the living/dining room and garden - if a high fence is put in place to address these concerns it will block the light into these rooms and garden.
 - Seek assurance that site traffic will be prohibited from using the residential part of Oxford Road as an access point, as site traffic will cause pollution and disturbance.
 - Seek assurance that suitable barriers and pavement for the pedestrian/cycle path will be deployed at the entrance between Denham/8 Link View as part of the development.
 - The play area at the rear of the link view is the furthest away from the main road, if there are any medical emergencies this will delay access to the site for emergency vehicles.
 - Overall, in favour of the development. However, the provision for cycle access given in the Transport Statement is minimal.
 - Oxford Road Access: The Transport Memorandum for the original outline planning application went into some detail on the need for footpath improvements on the Oxford Road; I can see no evidence that there has been any attempt to meet these requirements. Appendix C of the Transport Plan shows the detail of this, and so far as I can tell there is no proposal to improve access.
 - Love Lane: suggest that the Bus/Emergency access onto Love Lane be extended to explicitly include cycle access. The junction onto Love Lane is directly opposite to the entrance to Dene Way. I would expect most cycle journeys to go straight across this junction, so some provision may be needed for a crossing or traffic control at this point. If the new school is built then this will become even more necessary.
 - Underpass: it is positive that the underpass plans are for a combined cycle and footpath, and that provision has been made to install a pumping station.

- Any sewerage infrastructure should be designed to minimise impact on the occupiers of existing properties e.g. those on Dene Way which have suffered burst sewerage pipes which have caused raw sewerage to come into domestic gardens and local waterways.
- Lack of public consultation with local stakeholders - St Mary's Church owns the land on Love Lane currently occupied by the listed primary school building and allotments adjacent to the Village Hall. Because much of the income of the Village Hall is dependent on the School and the future use of the School building is uncertain, the economic and financial viability of these community facilities is jeopardized.
- The S106 agreement in respect to these applications does not provide any significant benefit to the existing Community, nor for new parishioners who are expected to purchase the new homes.
- It has been represented to Shaw Parish Councillors and thus to the local Community that the Parish Council will receive 15% of the CIL Monies. This representation is misleading and disingenuous because of the limitation of the per dwelling cap.
- The Developer continues to represent the "provision" of a commercial community facility close to the A339 roundabout entrance to both sites as a community benefit. This representation misleading and disingenuous not least because there is no warranty that such a facility will ever be built.
- WBC have consistently failed to respond to representations by St Mary's Church and Shaw Parish Council for new parishioners to be welcomed into "One Community". They have also failed to consider how these existing facilities can be preserved and enhanced sustainably for the benefit of the One Community. This prejudices future voluntary community initiatives such as the recent SAFE initiative between St Mary's and the Parish Council supporting the West Berkshire Hub during the COVID 19 emergency.
- By failing to secure adequate social provision, WBC have failed to learn the lessons from previous planning failures such as occurred with the Turnpike Estate. Such mistakes should not be repeated.
- WBC have failed to take account of the impact of COVID 19 and ensure that all reasonable measures are taken to protect the resilience of the local community in continuing to combat the ongoing challenges of the pandemic.
- Failure to uphold the West Berkshire's Climate Emergency policy prejudices public trust locally in the executive and political leadership of the Council at a time when such trust is essential in working together to combat COVID 19.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADDP2, CS1, CS4, CS5, CS6, CS9, CS11, CS13, CS14, CS15, CS16, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS.5, OVS.6, TRANS.1, RL.1, RL.2 and RL.3 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- Quality Design SPD
- Shaw cum Donnington Parish Plan 2009
- Community Infrastructure Levy Charging Schedule, Adopted March 2014 – Effective from 1st April 2015.
- The National Planning Policy Framework (NPPF)
- The Planning Practice Guidance (PPG)

6. Appraisal

Principle of development

- 6.1 The development of this site (western parcel) as part of a larger development comprising up to 401 dwellings, with other elements described above, and associated public open space, landscaping and associated highway works was allowed under appeal decision APP/W0340/W/16/3143214 on 20 March 2017 (as varied under planning permission reference 19/00442/OUTMAJ on 25 June 2020).
- 6.2 For these reasons, the proposed development is considered acceptable in principle subject to the detailed material considerations set out below.
- 6.3 For the avoidance of doubt, this application relates to the approval of details relevant to layout, scale, appearance and landscaping for a phased development of 222 dwellings, and conditions 4 and 5 of the outline permission relating to housing mix and strategic landscaping strategy.
- 6.4 Other elements of the wider development such the local centre, school as well as other technical matters addressed by planning conditions on the outline planning permission including details sustainable drainage strategy, underpass CCTV details, construction management plan and noise mitigation measures, are not for consideration as part of this reserved matters application.
- 6.5 The main issues for consideration in this application are:
 - Character and appearance (including layout, scale, appearance and landscaping);
 - Open space;
 - Impact on setting of AONB;
 - Wider landscape and visual impact;
 - Housing mix;
 - Residential amenity;
 - Highways matters;
 - Public Rights of Way;
 - Other matters.

Character and appearance (including layout, appearance, scale and landscaping 'the reserved matters')

- 6.6 Core Strategy Policy CS14 states that new development must demonstrate high quality and sustainable design. Good design relates not only to the appearance of a development, but the way in which it functions. Paragraph 127 of the NPPF, states that planning decisions should ensure that developments (amongst others):
 - will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 6.7 The Council has adopted a Supplementary Planning Document series entitled Quality Design (SPDQD) which provides detailed design guidance on residential development. Part 1 in particular provides design guidance, including key urban design principles. The NPPF, The SPG Quality Design and The Shaw Cum Donnington Parish Plan (2009) also support the above aims.

Layout

- 6.8 The proposed layout shows 222 dwellings comprising a mixture of 1 to 4 bedroom properties of which 89 would be affordable units (including shared ownership and social rented) which are distributed throughout the site. The layout plan shows the proposed housing largely within perimeter blocks with small sections of linear form development where it backs onto existing properties. Public open space is provided around the boundaries of the site and within pockets through the development including LEAP, LAP and allotments.
- 6.9 Access was approved at the outline stage therefore the proposed layout shows main access from the A339 roundabout. A street hierarchy is provided a main spine road from the A339 access off which secondary streets are provided. Shared private driveways branch off from the secondary streets. Pedestrian/cycle links are shown to Love Lane, Oxford Road and through A339 underpass.
- 6.10 Access for buses and emergency vehicles is from Love Lane. The access will include a 'bus gate' to ensure access is restricted. To the south of the gate would be a school drop off area for vehicles coming from Love Lane (approx. 12 car parking spaces). To the north of the bus gate, for vehicles coming from the main housing areas or from the A339 to the school, approx. 30 car parking spaces are provided along the access and to the northern boundary of the school site. The layout plan shows a bus route loop that travels around the centre of the site (including around the local centre) then back to Love Lane.
- 6.11 In relation to the A339 underpass/subway, the road layout has been re-aligned to allow clear views through the subway from the road. Apartments and houses around the A339 underpass have habitable room windows that face it. The applicant has provided additional plans that demonstrate satisfactory surveillance across the site including the open space and play areas. Further 'secured by design' measures can be secured via a planning condition to reduce the risk of crime.
- 6.12 The proposed layout would accord with development parameters approved at the outline stage which show the broad areas for housing, strategic access and movement, density, open space as well as safeguarding land for the new primary school and local centre which would integrate with the proposed housing layout.
- 6.13 The general layout approach, with largely perimeter blocks providing active frontages, some linear development and some small courtyards, would add to the wider pattern of development found within the locality and would be responsive to the overall spatial

constraints of the site which include undulating topography, pipeline infrastructure and existing drainage routes, amongst others.

- 6.14 Following the receipt of satisfactory amended plans, the detailed layout also shows affordable housing pepper being potted throughout the site to ensure it would integrate with the scheme as a whole.
- 6.15 For these reasons, the proposed layout is considered acceptable.

Appearance

- 6.16 There is significant variation in the existing built form within the locality including larger detached and semi-detached gabled fronted dwellings with hipped roofs constructed in red facing brick with brown roof tiles within Donnington Village. The older properties around shop lane being terraces. On Love Lane, the buildings are predominantly 2-storey and also include a mix of detached and semi-detached dwellings. The houses are primarily red brick, with some use of render, pebble dash and hung tiles. The roofs are pitched and constructed from brown or terracotta tiles. Some of the dwellings are gable fronted, with hipped and half-hipped roofs also found. The dwellings are generally set back from the road behind, hedges, walls and fences.
- 6.17 In respect of Shaw, it is arranged around a central main through street running from east to west – Kiln Road/Turnpike Road. From this primary road, a variety of residential streets branch off. These differ in character reflecting their build period. The dwellings are generally set back from the roads by front gardens. The majority of buildings are two storey detached or semi-detached properties. The houses are a mix of red, yellow and brown brick, with some use of render and hung tiles. Roofs are pitched and constructed from slate, brown or terracotta tiles. Features such as porches are common on the newer dwellings. Car parking in Shaw is generally found on plot within the driveways and front gardens of the properties. Higher density areas with terraced properties have on-street parking.
- 6.18 The proposal will include a mixture house types, design and materials. The houses include detached, semi-detached, terrace and apartments. The architectural details include features such gable fronts, hipped roofs, dormers, bay windows, dentilated brick eaves detailing, brick soldier courses above windows and external window cills, recessed porches, traditional door canopies, Georgian style front door surrounds, variation in fenestration and juliet balconies.
- 6.19 The proposed external materials include facing brick with combinations of yellow (sandel wood yellow multi) and red (caldera red multi and sienna red). The roof tiles include cottage red (Russell Lothian), anthracite (Russell Moray), brown (Russell Lothian Peat). The block pavements include red and yellow colours. The boundary treatments include a mixture of brick walls in different brick types, timber close boarded fencing, metal railings, acoustic timber fences, post and rail fencing.
- 6.20 The above approach would ensure the proposal would have a good quality appearance for this modern residential development which would harmonise with the character of the area.

Scale and density

- 6.21 As set out above, the site is undulating with the western boundary of the site steeply rising. To respond to the constraints of the site, development parameters were approved at the outline application stage (as varied) which restrict building heights across prominent parts of the site to 9m (for 2-storey), to 10m (for 2.5 storey) and up to 10.5m (for 3-storey). In addition, density parameters were set for the site including

areas of lower density (up to 30 dph), medium density (up to 35 dph) and higher density (up to 45 dph).

- 6.22 The supporting plans show the proposed housing whilst of varying design and size would be largely 2-storey with some limited 2.5 storey in appropriate locations and 3 storey units at key locations which would accord with the buildings heights parameters for the site. This approach would ensure development heights are lower where there is increased landscape sensitivity.
- 6.23 The density across the site ranges from 45 dph to 30 dph with the highest densities being located along the main routes in to the site, and in the vicinity of the local centre. The density then transitions through to medium density, and then low density development at the outer edges of the site. This approach would accord with these density parameters for the site.
- 6.24 It is also recognised there is a significant variation in the existing built form within the locality in terms of building heights and sizes, and density. The proposal would be compatible with this wider mix.
- 6.25 For these reasons, the proposal, in terms of scale and density is considered acceptable.

Landscaping

- 6.26 The outline permission (as varied) approved the redevelopment of the site subject to development parameters including land use and landscaping/open space. The approved parameters plans showed the broad areas of landscaping, existing trees/hedgerows, open space (including play areas and allotments). A further outline planning condition (no.4) was imposed which required the submission of a landscape framework/strategic landscaping plan.
- 6.27 This reserved matters submission, which include a strategic landscape plan to discharge condition 5, would accord with development parameters approved at the outline stage. The proposal would include tree and woodland buffer planting along the A339 to reflect existing roadside tree belts and screen views of the development, it would allow for the provision of a varied width woodland buffer alongside the northern boundary, it would include a landscape buffer to the northern boundary and west of the A339 to provide a soft edge to the development and limit visual impacts.
- 6.28 The proposal would include tree and understorey buffer planting along the western edge of development, east of Oxford Road to limit visual impacts on residents of adjacent properties and provide a soft edge. The sloping land to the west of the site would be retained as grassland to maintain openness and cross valley views. In addition, tree and woodland buffer planting to the eastern edge of the developed area would provide a soft, varied edge whilst retaining some outward views across the adjacent landscape.
- 6.29 The proposal would facilitate substantial new tree planting with the site resulting in a net gain in the site overall. The hard landscaping plans shows an mix of hard landscaping details which would be appropriate for this modern residential development and would ensure the creation of a good quality landscaped environment.
- 6.30 The Council's Tree Officer has carefully considered the proposal including all of supporting information, including the detailed soft landscaping specification, street trees, retained trees, landscape buffers, and tree removal, amongst other elements and considers the overall landscaping strategy to be one of good quality.

- 6.31 Existing trees around and beyond the boundaries of the site would be retained and appropriate tree protection measures would be secured through conditions imposed on the outline planning permission (as varied).
- 6.32 For these reasons, the detailed landscaping scheme would harmonise with surroundings. In addition, the landscaping details provided are considered sufficient to discharge the requirements of outline planning condition no. 5 (strategic landscaping).

Conclusion on scale, appearance, layout and landscaping

- 6.33 In summary, it is considered that the proposal would accord with the design principles and development parameters set out at the outline application stage. It is therefore considered, in terms of layout, scale, appearance and landscaping, the proposal would have an acceptable impact on the character and appearance of the area.

Open Space

- 6.34 According to the NPPF (paragraph 96), access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area.
- 6.35 Core Strategy Policies CS5, CS14 and CS18 all seek to ensure good quality open space within development. Saved Local Plan Policies RL.1, RL.2 and RL.3, together with the Planning Obligations SPD, provide a clear framework for delivering open space within major developments that is consistent with the NPPF.
- 6.36 The outline planning permission was subject to a parameters plan which showed broad areas of public open space, allotments and children's play areas (LEAPs and LAPs). This proposal is supported by an open space delivery plan which shows substantial open space within the scheme, allotments and plays areas, providing a total of 3.7 hectares of open space, consistent with the open space parameters approved at the outline stage.
- 6.37 It is noted concerns have been raised that the allotment provision is insufficient and not accessible. In this regard, it is recognised that the allotment provision, in terms of broad size and location, is consistent with that approved at the outline stage and therefore was previously considered acceptable. The finer details of the allotments including specification, final levels, safety rails/fencing, amongst other details can be addressed via planning condition.
- 6.38 Overall, the proposal makes satisfactory provision of open space to meet the needs of the development.

Impact on the setting of AONB

- 6.39 Policy ADDP5 seeks to ensure development proposals conserve the scenic beauty and distinctive character of the AONB. The NPPF gives the highest status of protection for the landscape and scenic beauty of AONBs, and states their conservation should be given great weight in planning decisions. The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

- 6.40 The proposal would be located outside of the AONB but within its setting (approx. 1km from its southern boundary), as such consideration should be given to the direct and indirect effects upon this designated landscape. Taking into account the significant areas of intervening woodland planting which screen views towards the site from within the AONB there are no materially adverse impacts upon the AONB.
- 6.41 For these reasons, the proposal would conserve the scenic beauty and distinctive character of the AONB

Wider Landscape and Visual impact

- 6.42 One of the core planning principles of the NPPF is that planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas ... recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it. The NPPF advises that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.
- 6.43 Core Strategy Policy CS19 states in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard will be given to, amongst other matters.
- (a) The sensitivity of the area to change.
 - (b) Ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.44 According to Policy CS19, proposals for development should be informed by and respond to:
- (a) The distinctive character areas and key characteristics identified in relevant landscape character assessments including Historic Landscape Characterisation for West Berkshire and Historic Environment Character Zoning for West Berkshire;
 - (b) Features identified in various settlement character studies including Quality Design SPD, and community planning documents which have been adopted by the Council such as Parish Plans and Village Design Statements.

- 6.45 This reserved matters submission, which accords with development parameters agreed at the outline stage, is not considered to introduce any materially new landscape and visual impacts from that previously considered as part of the outline planning permission. As such the proposal is considered acceptable in terms of wider landscape and visual impact.

Housing Mix

- 6.46 Core Strategy Policy CS6 provides the Council's framework for the delivery of affordable housing. The Council's affordable housing policies are crucial in seeking to assist the Council in meeting the requirements of the NPPF which seeks to ensure local planning authorities provide for their objectively assessed housing needs.
- 6.47 The outline scheme secured 40% affordable housing in accordance with the requirements of Core Strategy Policy CS6. The table below shows how this affordable housing would be provided in the context of the overall housing mix including the open market houses. The table shows the proposal would provide a good mix of house sizes which would be responsive to the districts housing needs.

- 6.48 The proposed housing mix is therefore considered acceptable and sufficient to discharge the requirements of condition 4 of the outline permission (as varied).

Proposed House Mix Table:

Site : Entire Site, Land adjacent to Hilltop, Oxford Road, Donnington, Newbury				Site : DWH Western Parcel, land adjacent to Hilltop, Oxford Road, Donnington, Newbury				Site : Eastern, Land adjacent to Hilltop, Oxford Road, Donnington, Newbury.			
PRIVATE				PRIVATE				PRIVATE			
HOUSE TYPE	BEDS	NO.		Dwellings	BEDS	NO.	%	HOUSE TYPE	BEDS	NO.	%
Two Bed Dwellings	2	15		Two Bed Dwellings	2	8	6%	Two Bed Dwellings	2	7	6%
Three Bed Dwellings	3	52		Three Bed Dwellings	3	29	22%	Three Bed Dwellings	3	23	21%
Four Bed Dwellings	4	125		Four Bed Dwellings	4	69	52%	Four Bed Dwellings	4	56	52%
Five Bed Dwellings	5	49		Five Bed Dwellings	5	27	20%	Five Bed Dwellings	5	22	20%
TOTAL PRIVATE		241		TOTAL PRIVATE		133	60%	TOTAL PRIVATE		108	60%
Affordable Rent				Affordable Rent				Affordable Rent			
HOUSETYPE	BEDS	NO.		HOUSETYPE	BEDS	NO.	%	HOUSETYPE	BEDS	NO.	%
One bedroom dwellings	1	48		One bedroom dwellings	1	27	30%	One bedroom dwellings	1	21	30%
Two Bed Dwellings	2	26		Two Bed Dwellings	2	14	16%	Two Bed Dwellings	2	12	17%
Three Bed Dwellings	3	31		Three Bed Dwellings	3	17	19%	Three Bed Dwellings	3	14	20%
Four Bed Dwellings	4	7		Four Bed Dwellings	4	4	4%	Four Bed Dwellings	4	3	4%
Total Rent		112		Total Rent		62	28%	Total Rent		50	28%
Shared Ownership				Shared Ownership				Shared Ownership			
HOUSETYPE	BEDS	NO.		HOUSETYPE	BEDS	NO.	%	HOUSETYPE	BEDS	NO.	%
Two Bed Dwellings	2	22		Two Bed Dwellings	2	13	15%	Two Bed Dwellings	2	9	13%
Three Bed Dwellings	3	26		Three Bed Dwellings	3	14	16%	Three Bed Dwellings	3	12	17%
Total Shared Ownership		48		Total Shared Ownership		27	12%	Total Shared Ownership		21	12%
TOTAL AFFORDABLE		160		TOTAL AFFORDABLE		89	40%	TOTAL AFFORDABLE		71	40%
GRAND TOTAL		401		GRAND TOTAL		222		GRAND TOTAL		179	

Residential Amenity

- 6.49 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the NPPF. According to Core Strategy Policy CS14 new development must make a positive contribution to the quality of life in West Berkshire. Adverse impacts to neighbouring amenity could potentially arise from (but not necessarily limited to) any overlooking or overshadowing of neighbouring land by the development, and any new noise or disturbance (during construction or from approved uses). Guidance on maintaining high standards of amenity for adjoining property is contained in Quality Design SPD (Part 2)

Neighbouring residential amenity

- 6.50 Taking into account separation distances and intervening features such as trees between the proposed housing and existing housing around the site, the proposal would not materially harm neighbouring residential amenity by way of loss of light, outlook or privacy, nor would it result in any significant overbearing impact or loss of outlook.
- 6.51 The proposal includes a new pedestrian/cycle access to Oxford Road. To protect preserve neighbouring residential amenity including that of the occupiers of adjacent properties at 8 Link View and Denham further conditions can be imposed to ensure appropriate levels, boundary treatment and gates/barriers are provided at the interface with Oxford Road.
- 6.52 In terms of construction impacts, the outline permission (as varied) imposed planning conditions to secure the implementation of a construction management plan. Whilst this is subject to a separate discharge of conditions application currently under consideration, information has been provided to show hours of operation would be limited 0800 to 1800 Monday to Friday and noise monitoring would be undertaken to minimise noise and disturbance to the occupiers of neighbouring residential properties.

It is also noted that a Contractors Working Group would be set up to consult and liaise with the local residents and the parish council to address any issues that may arise during the course of the development.

Residential amenity of future occupiers

- 6.53 The supporting plans demonstrate ample levels of internal and external amenity space would be provided in the interests of ensuring a satisfactory living environment for future occupiers.
- 6.54 It is noted that due to the levels changes there is an increased risk of overlooking between properties. The removal of PD rights for roof extensions, use of obscure glazing, stepping down of garden levels, off-setting of rear to rear facing two-storey elevations and appropriate boundary treatment would help reduce this impact.
- 6.55 The A339 is located beyond the eastern boundary of the site which is a significant noise source. In this regard, the outline permission imposed planning conditions to relevant secure noise mitigation to ensure a satisfactory noise environment for future occupiers. Details of window glazing specifications and acoustic fencing are being considered as part of the discharge of conditions application.
- 6.56 For these reasons, the proposal would have an acceptable impact on neighbouring residential amenity and would result in the creation of a good quality living environment for future occupiers.

Highways Matters

- 6.57 According to Core Strategy Policy CS13, development that generates a transport impact will be required to (amongst other criteria): reduce the need to travel; improve and promote opportunities for healthy and safe travel; and demonstrate good access to key services and facilities.
- 6.58 It is noted concerns that have been raised over the potential highways impact taking in to account cumulative impacts associated with the operation of the proposed school. In this regard, planning permission was allowed under appeal decision APP/W0340/W/16/3143214 (as varied under planning permission reference 19/00442/OUTMAJ) therefore the traffic impacts of the proposal on the local highway network, and the location terms of its accessibility by sustainable modes of transport, have already been judged to be acceptable. In addition, the granting of outline planning permission (as varied), which was subject to development parameters for movement and access across the site, approved the access arrangements for the development which include main access to the A339, access to Love Lane, new pedestrian/cycle links to Oxford Road and the eastern parcel of land through the A339 underpass. As such, in terms of overall highways impact, the proposal is considered to be acceptable.
- 6.59 The detailed internal layout has been subject to careful consideration by the Council's Highway Team in consultation with the Education Team, to ensure important issues such as incorporating satisfactory dropping off and picking up arrangements would be provided for the new primary school (when it comes forward). Other layout principles including the street hierarchy which includes a main spine road, secondary streets, share driveways, bus routes and pedestrian/shared cycle routes throughout the site have also been carefully considered. Drawings have been provided to demonstrate satisfactory internal access for bus, refuse and emergency vehicles as well as appropriate visibility splays at internal junctions. The proposed layout would accord with movement and access parameters plans approved at the outline stage (as varied).

- 6.60 Other minor layout changes have been requested by the Highways Team. Officers considers these can be addressed through the imposition of relevant planning conditions.
- 6.61 In terms of overall refuse storage and parking provision, subject to minor changes requested by the Highways Team, the supporting layout plans demonstrate the site would adequately meet the refuse storage, off-road cycle and car parking provision requirements of development. Other details such as construction management plan and implementation of the access ways are covered under planning conditions forming part of the outline planning permission (as varied).
- 6.62 For the above reasons, taking into account any cumulative impact, and subject to minor updates to the layout plans that can be addressed through the imposition of planning conditions, the proposal would not have an adverse impact on the local highways infrastructure in terms of traffic generation or highway safety.

Public Rights of Way

- 6.63 According to the NPPF (paragraph 98), planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. Core Strategy Policies CS14, CS18 and CS19 are consistent with the NPPF in terms of protecting the amenity of public rights of way.
- 6.64 The proposal would maintain the existing public rights of way within the site which includes a right of way (Shaw 4/4) which travels from the northern part site boundary and through the A339 underpass beyond the eastern boundary of the site. The applicant has confirmed that whilst an additional footpath is being provided around the underpass and there would be no diversion of the existing footpath and therefore it would continue to operate as existing. The Councils Public Rights of Way Team have carefully considered the proposal and raise no objection.
- 6.65 Informative notes can also be added to any reserved matters approval to ensure the applicant is aware of the need to protect the existing rights of way and to ensure they are not damaged during the construction process.
- 6.66 For these reasons, the proposal would not have an adverse impact on the existing Public Right of Way network.

Other matters

CCTV

- 6.67 Officers can confirm provision was made for a new CCTV system for the underpass below the A339 linking the western and eastern parts of the application site under the appeal decision. The CCTV provision is a requirement of the associated legal agreement and relevant planning conditions. The final CCTV specification would need to be agreed and the CCTV would be operational prior to first occupation of any of the new homes within the site.

Oil Pipelines

- 6.68 An oil pipeline passes through the southern portion of the western parcel of the development. Fisher German LLP (CLH Pipeline System Land Agent) has confirmed the development would be affected. The applicant has therefore provided amended site layout plans as part of this application to respond to the location of this infrastructure and has been liaising with Fisher German LLP. It must also recognised that the protection of the CLH Pipeline is provided for under separate statutory

processes, and it is not the purpose of the planning system to duplicate such controls. The proposal therefore adequately takes into account the existing pipeline infrastructure within the site.

Historic Environment conservation

- 6.69 Core Strategy Policy CS19 states in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard will be given to, amongst other matters, (c) the conservation and, where appropriate, enhancement of heritage assets and their settings (including conservation areas, listed buildings, and other heritage assets recorded in the Historic Environment Record), and (d) accessibility to and participation in the historic environment by the local community.
- 6.70 The reserved matters proposal is not considered to introduce any materially new impacts in terms of impact on the historic environment from that previously approved considered acceptable as part of the outline application (as varied).

Matters settled at the outline application stage

- 6.71 Matters relating to s106 planning obligations (including relevant off-site financial contributions), site accesses on to the A339 and Love Lane, the principle and location of new local centre, the principle and location of the new primary school, flood risk, ecology, land contamination, air quality, new footway links, contamination, loss of agricultural land, minerals, sustainable construction, amongst others matters, were settled at the outline application (as varied), and where necessary addressed through the imposition of separate planning conditions e.g. SUDS/drainage, noise mitigation measures, construction management plan, external lighting, improvements to the A339 underpass/subway external surfacing, tree protection measures, finished floor levels, which require details to be submitted to and approved in writing by the Local Planning Authority and therefore are not commented on further as part of this report.

7. Planning Balance and Conclusion

- 7.1 Having taken account of all the relevant planning policy considerations and other material considerations set out above, , it is considered that the proposed development complies with the development plan when considered as a whole and is therefore recommended for approval.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to **GRANT RESERVED MATTERS APPROVAL** and planning conditions listed below (with delegated authority to amend/add/delete the final list of planning conditions):

Conditions

Officer Note - the following conditions are provisional drafts and a full list will be provided in the committee update papers

1.	Approved Plans
	The development hereby permitted shall be carried out in accordance with the approved plans and documentation.

	Reason: For the avoidance of doubt and in the interests of proper planning.
2.	<p>LEAP and LAPS (Detailed design)</p> <p>Details of boundary treatment, lighting, landscaping, seating and specification of LEAP and LAPS.</p> <p>Reason: In the interests of creating a safe and sustainable community.</p>
3.	<p>Pedestrian/Cycle Access to Oxford Road</p> <p>Notwithstanding details shown on the supporting plans, details of levels, boundary treatment, gates/barriers adjacent to 8 Link Way and Denham for the pedestrian/cycle access to Oxford Road.</p> <p>Reason: To protect neighbouring residential amenity.</p>
4	<p>Details of proposed footpath/cycle link and interface with PROW</p> <p>Notwithstanding details shown on the supporting plans, details of the how any new footpaths, their specification and means of the integration with the PROW around the A339 underpass, and implementation prior to occupation of housing.</p> <p>Reason: To promote sustainable modes of transport</p>
5.	<p>Secured via Design measures</p> <p>Details of secured via design measures</p> <p>Reason: In the interests of creating a safe and sustainable community.</p>
6.	<p>Removal of PD Rights</p> <p>Removal of PD Rights for roof dormers, side/rear extensions and outbuildings on relevant dwellings.</p> <p>Reason: To protect neighbouring residential amenity.</p>
7.	<p>Implementation of Landscaping</p> <p>Implementation of soft landscaping scheme. Any trees shrubs or plants that die or become seriously damaged to be replaced in the following year by plants of the same size and species.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping</p>
8.	<p>Bus Gate Details (or Alternative restrictions) to Love Lane</p> <p>Notwithstanding details shown on the supporting plans, precise location and details of the proposed bus gate or alternative means of restricting vehicular access (e.g. rising bollards) to Love Lane, method of operation and timetable for implementation.</p> <p>Reason: In the interests of highway safety.</p>

9.	<p>Obscure Glazing</p> <p>Obscure glazing to first floor side/rear facing windows on relevant dwellings.</p> <p>Reason: To protect neighbouring residential amenity from loss of privacy</p>
10.	<p>Allotment Specification and Levels</p> <p>Notwithstanding details shown on the supporting plans, detailed specification of allotments, proposed levels and boundary treatments.</p> <p>Reason: To ensure the allotments are accessible and fit for purpose to encourage their use.</p>
11.	<p>School Drop off Areas and on-street Car Parking</p> <p>Notwithstanding details shown on the supporting plans, the detailed specification of the school drop off areas and associated car parking and timetable for implementation.</p> <p>Reason: In the interests of highway safety.</p>
12.	<p>Minor layout changes</p> <p>Notwithstanding details shown on the supporting plans, further details, and provision, of:</p> <ul style="list-style-type: none"> - parking layout for plots 1,2,23 and 26 and the apartments, - 2m margins for fronting plots 8 and 17, and - Access road to plots to 138 and 143 to adoptable standard. <p>Reasons: In the interests of highway safety</p>
13	<p>Pumping Station</p> <p>Notwithstanding details shown on the supporting plans, further details of pumping station, noise emission levels and boundary treatment</p> <p>Reasons: To preserve the residential amenity of occupiers of the approved dwellings close to the pumping station</p>
14	<p>Electric Vehicle Charging Points</p> <p>Details of electric charging points to be provided</p> <p>Reason: To promote sustainable modes of transport</p>
15.	<p>Highways Conditions</p> <p>Relevant highways conditions – updates to be provided.</p> <p>Reason: In the interests of highway safety</p>

Informative Notes

1.	Royal Berkshire Fire and Rescue
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	<p>The development will need to be designed and built in accordance with the functional requirements of current Building Regulation requirements. The Fire Authority seeks to raise the profile of these requirements and requests that the relevant documentation is made available to the applicant and/or planning agent by means of web link:</p> <p>https://www.gov.uk/government/publications/fire-safety-approved-document-b</p> <p>Full assessment of the proposed development in respect of 'Building Control' matters will be undertaken during the formal statutory Building Regulations consultation.</p>
2.	<p>Thames Water</p> <p>Waste Comments</p> <p>Thames Water has identified that the existing foul water network infrastructure needs upgrading to meet the needs of this development. The applicant is therefore advised to contact Thames Water to agree a position for foul water networks. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request further information by visiting the Thames Water website at thameswater.co.uk/preplanning.</p>
3.	<p>CLP Pipe Lines</p> <p>We confirm that our client CLH-PS's apparatus will be affected by your proposals as indicated on the attached plan(s). The plan(s) supplied are intended for general guidance only and should not be relied upon for excavation or construction purposes. No guarantee is given regarding the accuracy of the information provided and in order to verify the true location of the pipeline you should contact CLH-PS to arrange a site visit. Their contact details are:</p> <p>Central Services Email: pipeline.admin@grupoclh.com Ashdon Road Tel: 01799 564101 Saffron Walden Essex, CB10 2NF</p> <p>When contacting CLH-PS, please quote our unique reference 202102, which is specific to this enquiry.</p> <p>You should note that the interests of the CLH-PS are conserved by means of the Energy Act 2013, in particular Part IV of the Act, and other legislation such as the Pipeline Safety Regulations 1996. It is, however, the Energy Act 2013 that prohibits any development and most intrusive activities within the Easement Strip without specific consent from CLH-PS. CLH-PS's Easement Strips are 6 metres wide and can incorporate other associated CLH-PS facilities.</p> <p>CLH-PS will be able to provide guidance on the required procedures for entering into a Works Consent and provide confirmation on permitted development and intrusive activities. The whole process of obtaining a Works Consent can take between four and six weeks depending on circumstances at the time of application.</p> <p>To reiterate, you should not undertake any work or activity without first contacting CLH-PS for advice and, if required, a Works Consent. For a copy of CLH-PS's</p>

	<p>Standard Requirements for Crossing or Working in Close Proximity to CLH-PS Pipelines, please visit https://cdn.linesearchbeforeudig.co.uk/pdfs/lbud-standard-requirement-uk-um.pdf. This will provide you with practical information regarding the legislation that governs the CLH-PS.</p> <p>You should also be aware that landowners and third parties have a duty of care not to carry out any works that have the potential to damage CLH-PS apparatus. This duty of care applies even if the works themselves are situated more than 3 metres from the pipeline. Examples of such works are mineral extraction, mining, explosives, piling and windfarms.</p> <p>Please note that implementation of any unapproved work that affects the CLH-PS Easement Strip may result in serious consequences in terms of health and safety, expense and other attendant liabilities. In such cases it is the perpetrator of the act, together with any other promoting organisation, that shall be held fully accountable for any resulting damage.</p>
4.	<p>Construction Management Plan and Infrastructure Works</p> <p>The applicant is advised to engage with the local community and local parish council in preparing and implementing a final construction management plan. The plan should be kept under review during the carrying out of the development to protect the amenity of the area.</p> <p>The applicant is also advised to consult with the local parish council before commencing major infrastructure works that may implications for the local community e.g. laying new services under Love Lane.</p>
5.	<p>Public Rights of Way</p> <p>Nothing connected with either the development or its construction must adversely affect or encroach upon the Public Right of Way (PROW), which must remain available for public use at all times. Information on the width of the PROW can be obtained from the PROW Officer.</p> <p>The applicant is advised that the Rights of Way Officer must be informed prior to the laying of any services beneath the Public Right of Way.</p>
6.	<p>Working Proactively with the Applicant</p> <p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. The local planning authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area</p>